



## 35-5 Annfield, Newhaven, Edinburgh, EH6 4JA, Edinburgh, EH6 4JA, Newhaven, Edinburgh East

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Boyd Property are delighted to bring this beautifully presented second floor flat, forming part of a traditional sandstone tenement building located close to Newhaven Harbour in east Edinburgh. The flat is presented in excellent order throughout and the accommodation briefly comprises; a welcoming entrance hallway with large storage cupboard, a spacious and comfortable living room with attractive wood flooring, a feature wooden fire surround with original fireplace and a south-facing bay window floods the room with natural light, a contemporary fitted kitchen, two double bedrooms, one with a built-in press and a modern bathroom has a white suite with a shower over the bath. The property is fully double glazed and has gas central heating. Externally there is a south facing shared garden to the rear with a communal drying green and there is on-street parking available in the area. This is a lovely home in perfect move-in condition and is placed in a great location with easy access to the popular Ocean Terminal shopping centre and the Water of Leith via the open green space at Victoria

Park.

**Location**

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of cafes, bars, bistros and eateries, including several Michelin-starred restaurants and The Fishmarket, recently featured on BBC2's Remarkable Places to Eat. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, and a Tesco superstore on Duke Street. The Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, gym, spa, and a variety of restaurants. Walks and cycle-ways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links Park offers open green spaces. Directly opposite the development is a David Lloyd gym, including facilities such as an outdoor swimming pool and tennis courts. The gym complex is also home to Pure Spa and Busy Bees Nursery. An Asda superstore is a short walk away.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2